

# FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

48 & 56

Boston N.

H

36-39; 367-386; 390-404;  
1146-1185

Massachusetts Historical Commission



**Town:** Lexington

**Place** (neighborhood or village):

**Name of Area:** Meriam Hill

**Present Use:** Residential

**Construction Dates or Period:** c.1880-present

**Overall Condition:** good-excellent

**Major Intrusions and Alterations:**

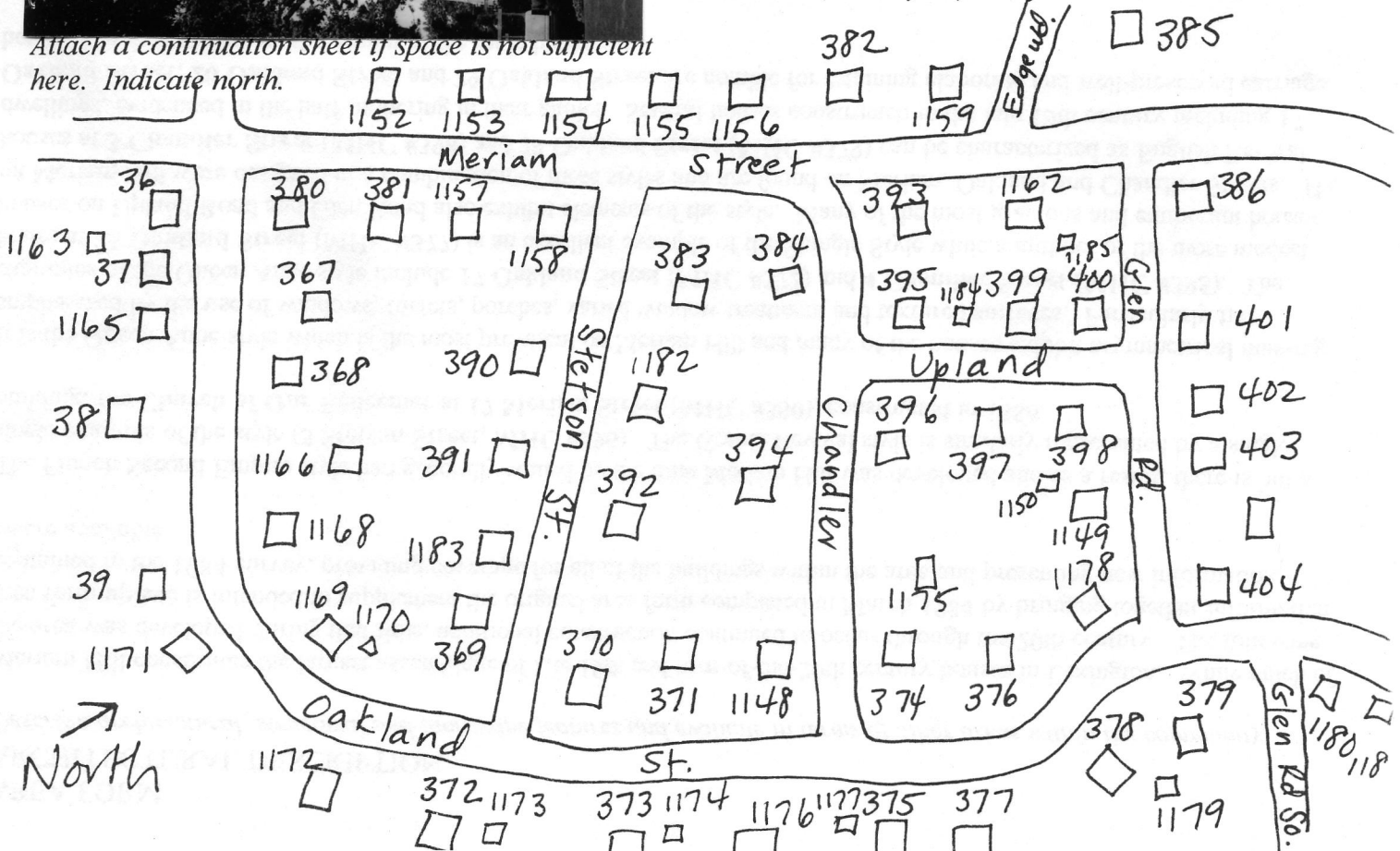
**Acreage:** approx. 26 acres

**Recorded by:** Lisa Mausolf

**Organization:** Lexington Historical Commission

**Date** (month/year): July 2000

Attach a continuation sheet if space is not sufficient here. Indicate north.



## AREA FORM

### ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

Meriam Hill constitutes the largest assemblage of late 19th and turn-of-the-20th century houses in Lexington. While much of the area was developed during that time, additional construction continued to occur through the 20th century. The following area form update is intended to supplement the original area form completed in March 1984 by bringing together information contained in the 1984 survey, providing coverage for all of the buildings within the area and presenting new information, where available.

The French Second Empire style had generally waned by the time Meriam Hill was developed and as a result, there is but a single example of the style (3 Stetson Street, MHC #390). The Gothic Revival style is similarly represented by a single building, the Church of Our Redeemer at 17 Meriam Street (MHC #380), constructed in 1886.

It is the Queen Anne style which is the most prevalent on Meriam Hill and many of the houses exhibit asymmetrical massing emphasized by the use of windows, turrets, porches, varied window treatment and textured surfaces. Particularly fine examples of the Queen Anne style include 17 Oakland Street (MHC #372) and 4 Chandler Street (MHC #395). The house at 25 Oakland Street (MHC #377) is an excellent example of the Shingle Style while a number of the more modest houses on Upland Road and Glen Road also exhibit elements of the style. Many of the most gracious and exuberant houses on Meriam Hill were designed in a combination of these styles and are found on Meriam, Oakland and Chandler Streets. The houses at 3 Chandler Street (MHC #394) and 29 Oakland Street (MHC #379) can be characterized as English Revival dwellings, evidenced in the half timbering in their gables. Several houses constructed in the late 19th century including 17 Oakland Street, 20 Oakland Street and 29 Oakland Street are notable for retaining elaborate and well-preserved carriage houses which complement the design of the main house.

After the turn-of-the-century, the increasing influence of the Craftsman style is visible in the design of 28 Meriam Street (MHC #385) and in combination with other styles such as the Colonial Revival at 20 Meriam Street (MHC #382). The house at 9 Glen Road (MHC #1149) is a good example of the Four Square style while a modest but well-preserved stuccoed example of the Bungalow style stands at 10 Oakland Street (MHC #1169).

After 1920 Meriam Hill witnessed infill construction on vacant lots as well as the addition of garage structures on older properties. Many of the houses constructed after 1920 were "Colonial" in design, including the Dutch Colonial Revival houses at 24 Meriam Street (MHC #1159) and 3 Oakland Street (MHC #1165). The houses at 10 Meriam Street (MHC #1152) and 12 Meriam Street (MHC #1153) are both Colonial Revival structures constructed in the late 1930s on the site of the former Goodwin mansion. The former displays a partial stone veneer and segmental pediment. Both houses retain their original slate roofs. The Cape Cod dwelling at 4 Stetson Street (MHC #1182) was constructed in 1939 and displays a stone veneered facade and metal casement windows.

Scattered construction on vacant lots continued to occur into the 1970s and there are a few unremarkable examples of Ranch, Garrison Colonial and Contemporary styles. Within the past several years, some of the more modest 20th century houses (7 Stetson and 11 Oakland Street) have been demolished to make way for new and larger homes. Of particular note is the newly constructed house at 7 Stetson Street (MHC #1183), a modern adaptation of the Shingle Style. In several cases, aluminum siding has been removed and original surfaces restored. Several houses, including 12 Glen Road (MHC #404), have seen the construction of large rear additions in recent years. The area continues to exhibit great architectural integrity.

Many of the more substantial houses on Meriam Hill were architect-designed. The area includes designs by Allen and Kenway - 17 Oakland Street (MHC #372) and 19 Oakland Street (MHC #373) and Walter J. Paine - 2 Oakland Street (MHC #367). Lexington's best known early 20th century architect, Willard Brown is represented by two houses - his own at 20 Meriam Street (MHC #382) and that of his brother at 28 Meriam Street (MHC #385), as well as alterations at 19 Oakland Street (MHC #372) and 24 Oakland Street (MHC #376). William Roger Greeley is credited with the design of 6 Oakland Street (MHC #1166). John May of Magnolia designed 6 Stetson Street (MHC #392) but also served as contractor for 17 and 19 Oakland Street.

☒ Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

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## ARCHITECTURAL DESCRIPTION

Also well represented on Meriam Hill are two of Lexington's most prolific builders - David Tuttle and A.C. Washburn. Tuttle is known to have constructed houses at **19 Meriam Street (MHC #381)**; **27 Meriam Street (MHC #384)** and **20 Oakland Street (MHC #374)**. Abram C. Washburn built several houses on Meriam Hill including **35 Meriam Street (MHC #386)**, **25 Oakland Street (MHC #377)** and **4 Chandler Street (MHC #384)** while building a number of more modest houses speculatively on the outskirts of the larger mansions including **3 Upland Road (MHC #398)**; **4 Upland Road (MHC #399)**; **6 Upland Road (MHC #400)** and **4 Glen Road (MHC #401)**.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this area relates to the historical development of the community.*

For a brief context to the development of this area, please refer to the Historical Narrative found in the 1984 inventory form prepared for Meriam Hill (Area H). In updating the form, additional research was conducted to compile the district data sheet and broaden the scope of the initial form to include the more modest homes that co-exist on Meriam Hill with the larger and better known mansions.

Research confirms that most of Meriam Hill's early residents were professionals who commuted to Boston. Lexington was served by a single-track railroad to Boston beginning in 1846. The double-tracking of the route in 1886 undoubtedly represented a marked improvement in service and encouraged the practice of commuting into the city. Proximity to the depot made Meriam Hill a desirable place to live for those who worked in Boston. While upper class residential development predominated on Meriam Hill, other types of uses were found just a short distance away. Matthew Merriam operated a successful shoe findings factory at the foot of Meriam Hill (**7 Oakland Street, MHC #38**). In 1884 Lexington's Episcopal congregation purchased a lot at the corner of Oakland and Meriam Streets and the Church of Our Redeemer was erected soon thereafter (**17 Meriam Street, MHC #380**). Among the founding members of the congregation was G.S. Jackson who had first come to Lexington as a summer guest, staying at the Massachusetts House and finally built his own summer residence at **17 Oakland Street (MHC #372)** in 1883-4. The house next door at **19 Oakland Street (MHC #373)** was probably also initially a summer residence.

Early residents included several local businessmen. Charles Clinton Goodwin (1839-1905) was a prominent local druggist who was a member of the first board of trustees of the Lexington Savings Bank. George Grant established the Lexington Gear Works in the mid 1880s on Fletcher Street, an extension of his main factory in Boston. Matthew Merriam built a house opposite his shoe findings factory while two of his sons, Dr. Nathaniel Merriam and Edward Merriam, erected homes at 12 Oakland Street and 6 Stetson Street, respectively. (Edward Merriam was married to C.C. Goodwin's daughter.) Most of those who built houses on Meriam Hill in the 1880s including banker Alonzo Locke, lawyer Robert Clapp, accountant George Emery, Edmund Houghton, G.S. Jackson, E.P. Bliss, and Theodore Robinson, worked in Boston. With the exception of Goodwin's house on Stetson Street (**MHC #390**) initial construction in the 1880s occurred primarily on Oakland Street and Meriam Street.

The 1890s witnessed continued construction on what is now Chandler Street, Glen Road, Oakland Street, Stetson and Upland Road. Again, most of these property owners who built during this decade, whether they lived in larger residences or more humble dwellings, found employment in Boston. Directories indicate that Henry French (**2 Chandler, MHC #393**), Aril Wetherbee (**6 Glen, MHC #402**), Charles Wheeler (**8 Glen Road, MHC #403**), and lawyers James Prince (**6 Chandler, MHC #396**) and Frederick Emery (**5 Stetson, MHC #391**) all worked in the city.

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## HISTORICAL NARRATIVE (continued):

Between 1900 and 1910 approximately ten additional dwellings were built on lots scattered across Meriam Hill. Among those who built here were Boston confectioner Edwin Fobes (**3 Chandler Street, MHC#394**) and Fred Cloyes (**6 Upland Road, MHC #400**) who worked for the Boston Molasses Co. Boston architect Willard Brown built a house for himself at **20 Meriam Street (MHC #382)** and also designed a house for his brother - Boston banker Fred Brown - at **28 Meriam Street (MHC #385)**. The houses were erected on land of their father, Benjamin Brown's estate which had recently been subdivided. Charles Miles who worked for the local gas and electric company had a house built at **35 Meriam Street (MHC #386)** while George Emery moved down the hill from **25 Meriam Street (MHC #383)** to a new house at **4 Oakland Street (MHC #368)**.

Only a few houses were built on scattered lots in the Meriam Hill neighborhood between 1910 and 1940 and with the exception of the house at **24 Oakland Street (MHC #376)**, these were generally far more modest than earlier dwellings. Samuel Brown, a Boston artist, appears to have built the small bungalow at **10 Oakland Street (MHC #1169)**. The site of the former Goodwin mansion was subdivided in the late 1930s and two houses, **10 and 12 Meriam Street (MHC #1152 & 1153)**, were erected on the site.

## BIBLIOGRAPHY and/or REFERENCES

Comprehensive Cultural Resources Survey of Lexington, 1984.  
Lexington Directories, various years.  
*Lexington Minute-man*, various issues.  
Lexington, Town of. List of Persons, various years.  
Lexington, Town of. Valuation Lists. Assessors' Office, Town Hall, Lexington, Massachusetts.  
Sanborn Map Co. *Lexington, Middlesex County, Massachusetts*. New York: Sanborn Map Co., 1887, 1892, 1897, 1903, 1908, 1918, 1927, 1935. Microfilm.



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DISTRICT DATA SHEET  
AREA H  
MERIAM HILL

Assessors	Resource	Address	Style	Date	MHC#
56/149	French-Dale House	2 Chandler Street	Queen Anne	1896	393
56/148	Edwin Fobes House	3 Chandler Street	English Revival	1903	394
	Garage	3 Chandler Street		c.1920	1146
56/150	Arthur Howe House	4 Chandler Street	Queen Anne	1895	395
	Garage	4 Chandler Street		c.1920	1147
56/155	James Perrott Prince House	6 Chandler Street	Colonial Revival	1891	396
56/147	John & Margaret Matthews House	9 Chandler Street	Garrison Col.	1966	1148
56/160	House	4 Glen Road	Queen Anne	1906	401
56/161	Aril Wetherbee House	6 Glen Road	Shingle Style	c.1894	402
56/162	Charles Wheeler House	8 Glen Road	Shingle Style	1898	403
56/159	Clifford & Ethel White House	9 Glen Road	Four Square	1917	1149
	Garage	9 Glen Road		c.1917	1150
56/163A	Istvan & Elizabeth Ver House	10 Glen Road	Contemporary	1974	1151
56/163B	House	12 Glen Road	Colonial Revival	c.1910	404
56/81	Guy & Belle Chace House	10 Meriam Street	Colonial Revival	1937	1152
56/82	Ira & Edith Rymal House	12 Meriam Street	Colonial Revival	1938	1153
56/83	House	14 Meriam Street	Cape Cod	1948	1154
48/95	Farnsworth-Tucker House	15 Meriam Street	Queen Anne	1888?	36
	Norman & Rosamond Baker House	16 Meriam Street	Ranch	1949	1155
56/140	Church of Our Redeemer	17 Meriam Street	Gothic Revival	1886	380
56/85	Samuel & Muriel Parker House	18 Meriam Street	Colonial Revival	1948	1156
56/139	McDonald House	19 Meriam Street	Queen Anne	1887	381
56/86	Willard Brown House	20 Meriam Street	Col.Revival/ Craftsman	1905	382
56/138	Gunhild & Eunice Nelson House	21 Meriam Street	Garrison Col.	1951	1157
56/137	James & Blanche Lewis House	23 Meriam Street	Colonial Revival	1927	1158
56/87	Neil & Lila McIntosh House	24 Meriam Street	Dutch Colonial	1928	1159
56/136	George Emery House	25 Meriam Street	Colonial Revival	1884	383
	Garage	25 Meriam Street		c.1920	1160
56/135	Robert P. Clapp House	27 Meriam Street	Queen Anne	1889	384
56/94A	"Ogeedankee"/ Fred Brown House	28 Meriam Street	Craftsman	1907	385
	Carriage House	28 Meriam Street		c.1907	1161
56/134	Harvey & Jean Newgent House	31 Meriam Street	Cape Cod	1946	1162
56/133A	Charles Miles House	35 Meriam Street	Colonial Revival	1906	386
48/94	House	1 Oakland Street	Queen Anne	1898-1906	37
	Garage	1 Oakland Street		c.1920	1163
48/81	Matthew Merriam House	2 Oakland Street	Shingle Style/ Queen Anne	1894	367
	Garage	2 Oakland Street		c.1930	1164
48/93	Lilla Dickey House	3 Oakland Street	Dutch Colonial	1925	1165
48/82	G.H. Emery House	4 Oakland Street	Queen Anne/ Colonial Revival	c.1900	368
48/83	Anita Dale Seymour House	6 Oakland Street		c.1930	1166
48/92	Lexington Press (former Nathaniel Merriam Barn)	7 Oakland Street		1883	38
	Garage	7 Oakland Street		c.1920	1167

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DISTRICT DATA SHEET  
AREA H  
MERIAM HILL (continued)

Assessors	Resource	Address	Style	Date	MHC#
48/84	Howard & Orra Custance House	8 Oakland Street	Tudor Revival	1952	1168
48/92	House	9 Oakland Street		c.1900	39
48/85	Samuel & Florence Brown House	10 Oakland Street	Bungalow	c.1915	1169
	Garage	10 Oakland Street		c.1930	1170
48/91	House	11 Oakland Street		2000	1171
48/86	Dr. N.H. Merriam House	12 Oakland Street	Queen Anne	c.1888	369
56/145	Alonzo E. Locke House	14 Oakland Street	Queen Anne	1887	370
48/90B	Mark & Gladys Moore House	15 Oakland Street	Contemporary	1973	1172
56/146	Edmund K. Houghton House	16 Oakland Street	Queen Anne	1888	371
48/90A	"Maywood Cottage"/ G.S. Jackson House	17 Oakland Street	Queen Anne	1883-4	372
	Carriage House	17 Oakland Street		c.1883-4	1173
48/89A	E.P. Bliss House	19 Oakland Street	Queen Anne/ Craftsman	1883-4	373
	Garage	19 Oakland Street		c.1930	1174
56/156A	Herbert Wellington House	20 Oakland Street	Shingle Style/ Queen Anne	1887	374
	Carriage House	20 Oakland Street		c.1887	1175
56/193	House	21 Oakland Street		c.1890	1176
56/192	George B. Grant House	23 Oakland Street	Queen Anne	c.1887	375
	Garage	23 Oakland Street		c.1910	1177
56/157A	House	24 Oakland Street	Craftsman/ English Revival	c.1910	376
56/191	Theodore Parker Robinson House	25 Oakland Street	Shingle Style	1887	377
56/158	House	26 Oakland Street	Colonial Revival	1937	1178
56/190	Charlotte E. Smith House	27 Oakland Street	Colonial Revival	1895	378
56/189	Egen R. Ferguson House	29 Oakland Street	English Revival	1895	379
	Carriage House	29 Oakland Street		c.1895	1179
56/188	Kenneth & Helen Packard House	31 Oakland Street	Col. Revival	1941	1180
56/187	Edward & Doris Morgan House	33 Oakland Street	Col. Revival	1941	1181
56/142	C.C. Goodwin House	3 Stetson Street	Second Empire	c.1880	390
56/143	Marian Brown & Edith Franklin House	4 Stetson Street	Cape Cod	1939	1182
56/141	Frederick Lincoln Emery House	5 Stetson Street	Queen Anne/ Shingle	1894	391
56/144	Edward Porter Merriam House	6 Stetson Street	Col. Revival/ Queen Anne	1894	392
48/87	House	7 Stetson Street	Queen Anne	1999	1183
56/154	Saunders House	1 Upland Rd.	Shingle Style	1894	397
56/153	Henry Stratton House	3 Upland Rd.	Colonial Revival	1895	398
56/151	House	4 Upland Rd.	Colonial Revival	c.1900	399
	Garage	4 Upland Rd.		c.1910	1184
56/162	Fred Cloyes House	6 Upland Rd.	Shingle Style	1906	400
	Garage	6 Upland Rd.		c.1920	1185

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27 Meriam Street



6 Stetson Street

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12 Oakland Street



29 Oakland Street



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6 & 8 Glen Road



8 Glen Road

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3 Upland Road



35 Meriam Street

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9 Glen Road



10 Oakland Street

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24 Meriam Street



3 Oakland Street



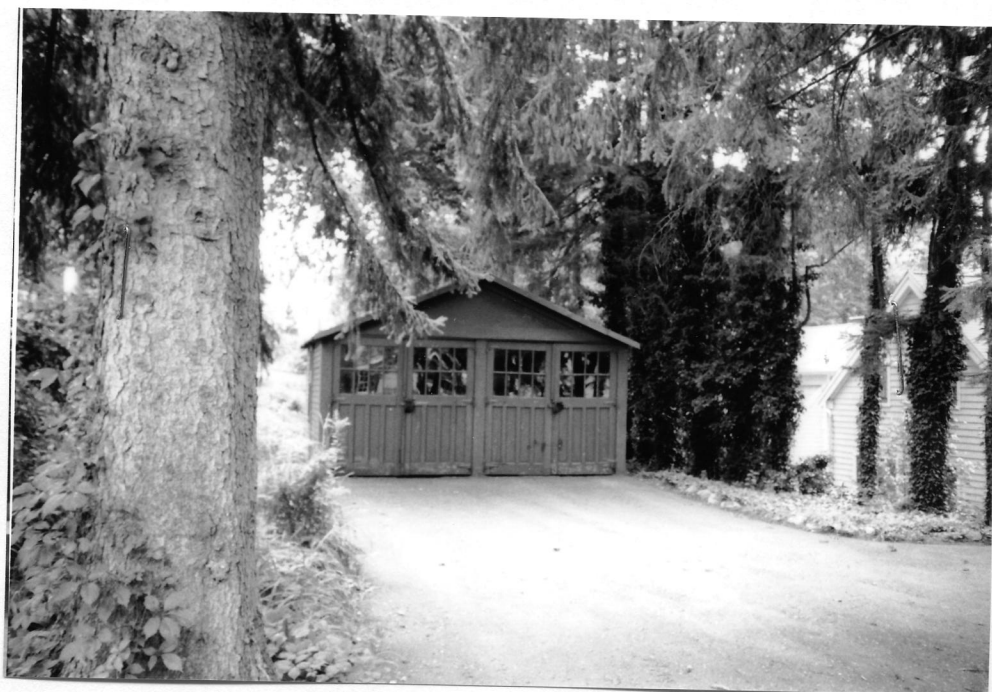
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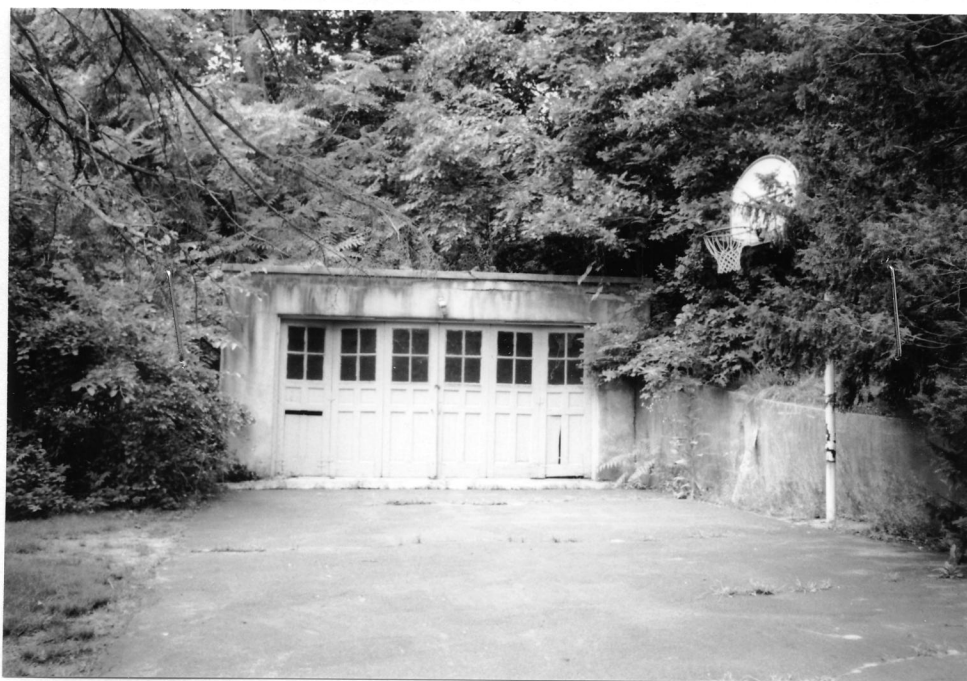
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Garage, 6 Upland Road



Garage, 10 Oakland Street

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12 Meriam Street



4 Stetson Street

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18 & 20 Meriam Street



8 Oakland Street



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7 Stetson Street



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### National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☐ Eligible only in a historic district  
☐ Contributing to a potential historic district      ☒ Potential historic district

Criteria:      ☒ A      ☐ B      ☒ C      ☐ D

Criteria Considerations:      ☐ A      ☐ B      ☐ C      ☐ D      ☐ E      ☐ F      ☐ G

Statement of Significance by: Lisa Mausolf

*Justify criteria that are checked in the above sections:*

Meriam Hill is eligible for the National Register as a district under Criteria A and C. Under Criterion C the area is significant as the largest assemblage of late 19th/turn-of-the-century houses in Lexington. The area includes a number of fine examples of the Queen Anne Style, the Shingle Style and the eclectic modes of the 20th century. Many of these impressive residences were architect-designed and may also be individually eligible for the National Register. Taken together, the area presents a panorama of architectural styles from the late 19th to the mid 20th century. The area displays a distinctive sense of place and a high degree of integrity of location, design, setting, materials, workmanship, feeling and association.

The area may also be eligible for the National Register under Criteria A, Community Planning and Development, for the information it relates relative to Lexington's transformation from a rural town to a suburb beginning in the late 19th century. Laid out into lots prior to the early 1880s, the former farmland attracted many former summer residents for its proximity to the depot. Many of those who settled here were wealthy professionals who worked in Boston.